

# IDEAL HOMES

W. F. BARLOW, JR.  
ARCHITECT  
BROCKTON, MASS.

The  
Winterthur  
Library

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# Ideal Homes

BY

W. F. Barlow, Jr.

Architect

Brockton, Massachusetts.



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JAN 2 '14

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W. F. B.

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## Ideal Homes—Inside and Out.

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*He who knows a man's house, knows also his heart.*

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Why does one house attract and another repel? In the first is an indefinable something called *charm*. In the second it is lacking. All skilled architects aim for it. Few achieve it. This something, or the lack of it, marks the difference between a mere house and a real home. The house that attracts is the one designed by an architect who has devoted years of thought and study to small homes. Unfortunately few skilled architects specialize in the field of the small home, so that in all our cities and towns are found houses devoid of architectural finish, wasteful of room, and inconveniently arranged—mere boxes pierced with windows.

It is well worth the attention of economical people that we often save all and more than our commission for a client, in material used, and in utilizing every inch of space to the best advantage. Don't be misled on this point—it is not extravagance but economy to build from competent architect's plans.

Our plans speak for themselves. They are the cream of the houses which we have designed in the last dozen years. Many of them have been photographed and reproduced in magazines circulating all over the country. They represent different architectural types and different materials, and every one of them has been worked over until the maximum of comfort and convenience has been secured at a minimum of expense.

We know individual homes, through and through. You will find houses which we have actually built all through the country, and we will gladly give you the names and addresses of the people who occupy them.

OUR work is not done when we have designed a house with a distinctive exterior. With it, we combine an interior arrangement in which there are both individuality and charm, and yet which is so conveniently planned that the criticisms of the most exacting housewife are forestalled.

The costs which we give cover every detail, and will not be exceeded except where building operations are more expensive than in the suburbs of Boston—which means in very few places indeed. The costs are low, but this is because of good planning and not because we have skimmed on quality. Any house built according to our plans and specifications will be a thoroughly good house from foundation to roof.

The price which we charge for these plans and specifications is much less—very much less—than the amount you would have to pay us or any architect to prepare new ones. Why? Simply because we have already gone through the sweating period in getting them out. The fact that somebody else paid for the first draft gives you the opportunity to get duplicates at a great saving. Even the few stock plans drawn specially for this book can be sold at a discount because of the many sold. The work of designing the house need be done but once.

There is another point which some people overlook. This is a book of Eastern plans for Eastern people. That means more to an architect than to a layman, unless the latter has invested in one of the many Western plan books advertised. A man familiar with building matters knows that conditions in the West are entirely different from those which exist in the Eastern States. Not only are methods dissimilar, but different kinds of material are used, so that when an Eastern man tries to get his house constructed from a set of Western plans, he finds himself in hot water from the start. Our houses are built with an intimate knowledge of climatic and building conditions as they are found in New England and other Eastern States. We don't expect the plans to be used on the Pacific coast. It is just as foolish to try to adapt Pacific coast plans to New England.

We believe that this book will be of no small service to prospective house builders with intelligent and discriminating tastes. With it before them, they can decide upon just the type of house which appeals to their fancy, which is adapted to their building site, and which is within their financial reach. They can take plenty of time, write us about details, and consult their contractors. They can take advantage of the old adage, and "be sure they are right before they go ahead."

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*If plans are purchased, I am just as sure that there will be no difficulty whatever in building them into brick and wood and mortar, and that the finished dwelling will have been erected at the very lowest possible cost for a house of that character. In fact, we are certain that there is no more economical and satisfactory way of building a home than to adopt one of the designs in this book. Think it over.*

## **General Information.**

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### **COMPLETE COST,**

As applied to the houses shown in this book, means the cost of all operations and materials needed to make the house ready to occupy. In every case, it includes the cellar, the carpenter work, mason work, plumbing, heating, lighting, painting, papering, curtains, screens and shades. The prices are not high when one considers what they include.

### **CLASS OF BUILDING.**

Everything is of an A No. 1 grade, including workmanship. Best of materials are used and specified. Many of these houses can be built cheaper than the prices given, by substituting cheaper materials. But the best materials are the cheapest in the end.

### **STEAM HEAT**

Is used in practically all these houses for heating, as we think it is the most economical. The cost of steam heat is also an average between furnace heat which is cheaper to install, and the hot water method which costs more. Most everyone knows the disadvantages of the furnace. The main objections to hot water heat are the large size of the radiators, the danger of freezing if not drained when house is not occupied, and the additional cost over steam or vapor.

### **CHANGING PLANS.**

Any plan will be changed over to suit your ideas; a charge for the labor of changing only will be made, in addition to the listed cost of the plans. This will be very small, if no radical changes are desired that will alter the outside elevations.

### **SPECIAL PLANS**

Will be drawn to your order, if you are unable to find any plan in stock that suits you. These will cost you a little more than stock plans, the difference being made by the necessity of drawing a complete set of plans especially for this one order. This difference ought not to be considered when it gives a home as you want it, probably totally different from any other.

The procedure, in case special plans are ordered, is as follows: Upon receipt of your idea, either by writing or by rough sketch, we will make sketches carrying out the idea in a practical way. These are sent to you for your approval and correction. When they are returned to us, the working drawings are made and the specifications written. The working drawings and specifications cover all operations and materials, making the work plain to you and also to the builder. In getting figures for the work, you will save the cost of the plans by being able to get low bids, the work being made clear to the contractor, leaving him only the formality of estimating the cost—not having to guess at half the work as he would if you did not have complete plans.

### STOCK PLANS.

The plans shown in this book are called stock plans, because they are already drawn, and copies can be had at a moment's notice. One can go into any architect's office and pay the regular  $3\frac{1}{2}\%$  commission for a set of plans, but the plans will not be any better or more comprehensive than the plans you get through this office. We guarantee them in every way to meet the requirements of any city or town building laws or regulations. If they don't, we will make them so that they will.

### REVERSING PLANS.

Any plan shown will be reversed to suit the location of any particular lot, at a small additional charge.

### TERMS

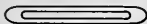
Are necessarily cash with the order, in which case plans will be sent prepaid; or a deposit of \$2.00 with the order, plans being sent C. O. D. We like to keep in touch with our clients, and will gladly furnish information, either before or after plans are ordered. We will give you the advantage of long experience in the building business, and agree to arbitrate any question that arises during progress of the building.

On page seven, are a few testimonial letters from former clients, showing that they are well pleased both with the plans and the houses. The names and addresses have been purposely omitted, but will be furnished anyone asking for them.





## OFFICE.



This is the home of this publication. The office entrance is on the left hand side, on the ground floor. This is one of the many designs we have executed for real estate propositions. The above building contains two offices, four stores, six five-room apartments, six four-room apartments—eighteen rents in all. A few more of these propositions will be found in the back of the book. Where land is costly, and the client wants to get the most returns for his money, the only way is by scientific planning, centralizing the entrances, the plumbing, the heating, and numerous other incidentals, making the erection of a complicated building as simple as possible. A competent architect can save his client many dollars in this way. And this applies to small houses, as well as large city buildings.



The Interiors shown above are from a small model cottage, built into waste space in an up-to-date furniture store, for advertising purposes.

MR. W. F. BARLOW, JR.,

80 No. Main St., Brockton, Mass.

*Dear Sir:*—Your plans, etc., arrived in first class condition, and I am much pleased with them. After studying them carefully, I am convinced that this type of a house is destined to become very popular in Weymouth. I shall be only too glad to report progress to you, and in return for your co-operation with me, I will endeavor to make your name popular with other prospective home builders in this locality.

Respectfully yours,

MR. W. F. BARLOW, JR.,

Brockton, Mass.

*Dear Sir:*—Mr.—— and myself have seen the cottage you planned at Montello, and it is a perfect little house. Now, there is one other, a bungalow, and our choice lies between these two. The bungalow is No. 309. Is there a bungalow of this style built anywhere within a car line service, so as we could see it? I like to see the outside impression, so I could know how it would look if built on a lot I have here.

Mr.—— went into the Real Estate Exhibition in Boston, and he said your plans are far ahead of what they had there.

Yours truly,

W. F. BARLOW, JR.,

Brockton, Mass.

*Dear Sir:*—Received the plans O. K. They are very satisfactory, and I am very much pleased with them.

Yours respectfully,

MR. W. F. BARLOW, JR.,

No. Main St., Brockton, Mass.

*Dear Sir:*—Replying to your letter of Nov. 15th, would say that I have just finished the house for which you furnished plans, and moved into same last week. The house was built and finished throughout as per your drawings, and I am pleased to say that it is perfectly satisfactory.

Yours truly,

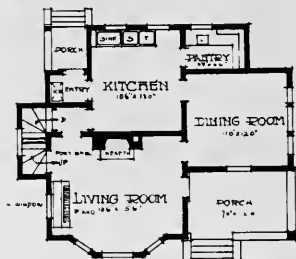
W. F. BARLOW, JR., Architect,

No. 80 No. Main St., Brockton, Mass.

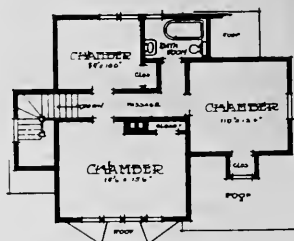
*Dear Sir:*—Enclosed please find check for payment of balance of my account.

Permit me, at this time, also to thank you for courtesies extended to Mrs.—— and myself. We think we have a very well arranged house. The cellar wall is now being put in, and I want you to come and see the house some time when you are down this way. I will be glad to recommend you to other Quincy people who may contemplate building homes.

Very truly yours,



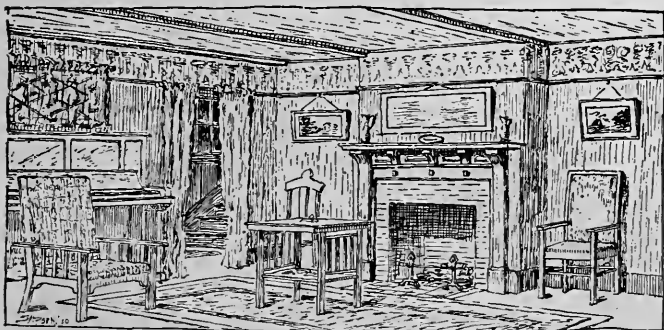
FIRST FLOOR PLAN



SECOND FLOOR PLAN

### No. 301

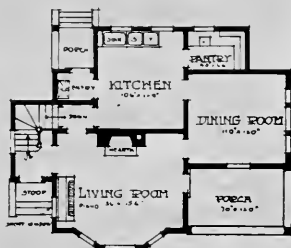
English type cottage. Cost, complete, \$2,650. Walls finished with cement stucco or wire lath. N. C. pine floors, enameled plumbing fixtures, steam heat, electric lights. Upstairs walls 6 feet, 0 inches, high on extreme outer edge. Brick fireplace. Cellar under entire house. Shingled roof.



SKETCH OF LIVING ROOM



SKETCH OF DINING ROOM

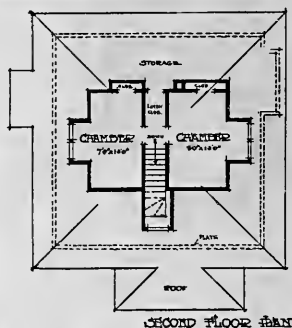
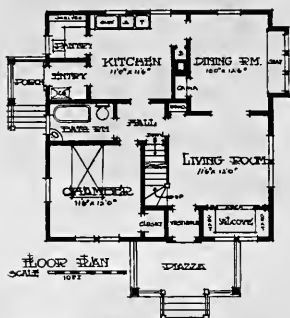


FIRST FLOOR PLAN

## No. 302

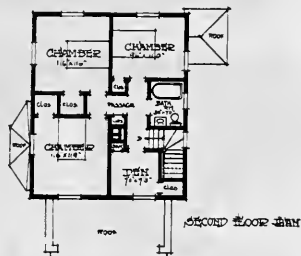
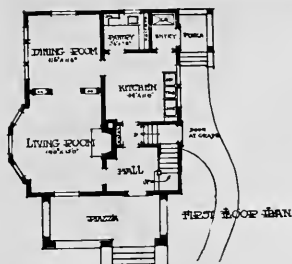
No. 302 is the same house with different first floor plan, showing entrance on opposite side, otherwise same as No. 301. Sketches of living room and dining room also shown, same for both houses.

*Remember, these cost prices mean the house complete ready to occupy.*



### No. 303

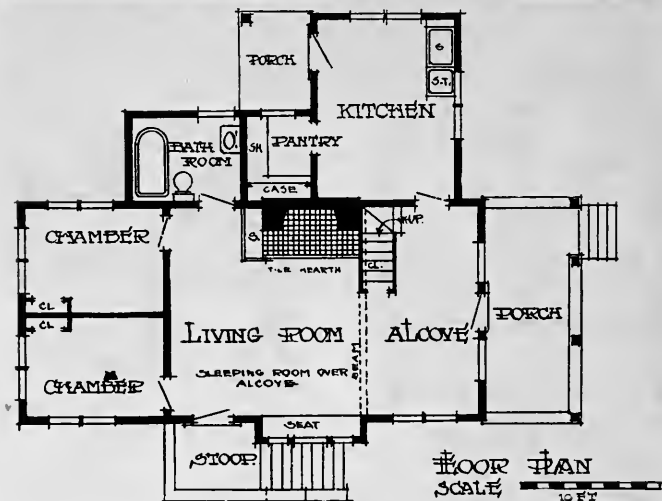
Cozy six-room bungalow with shingled roof and walls. Shingles stained brown on walls, moss green on roof. Steam heat throughout, electric lights, enameled fixtures in the bath. Very convenient arrangement of rooms. Cost, complete, including cellar, \$2,750.



### No. 304

Most popular plan in the book for a small house. Clapboarded walls to second floor windows; cement stucco, remainder. Shingle roof. Full two stories, all square rooms. Brick fireplace, arch with columns between living and dining rooms, large piazza, steam heat and electric lights throughout. Enameled fixtures in the bath. Cost, complete, including everything ready for occupancy, \$3,000.

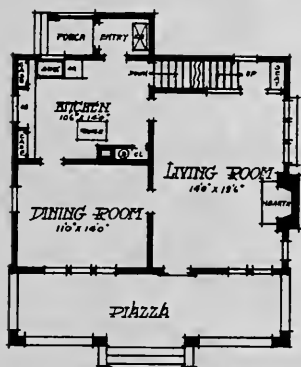
*Read general information about prices.*



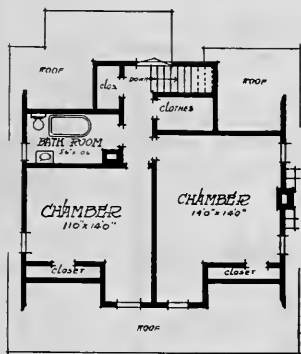
**No. 305**

Ideal bungalow for a summer home. Note the number of windows. Large living room open to the roof, brick fireplace made a feature of this room. Alcove used for dining-room. Sleeping room over. Not plastered inside. All frame is stained in rich browns and greens. Electric lights, enameled plumbing fixtures throughout, hot and cold water. Cost, complete, \$1,500. Can be plastered inside and steam heated for \$400 more.





FIRST FLOOR PLAN.

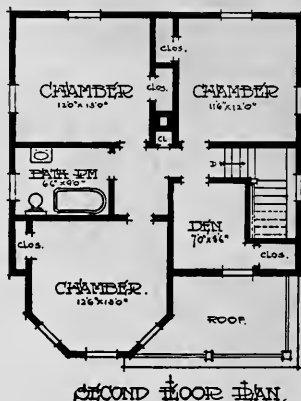
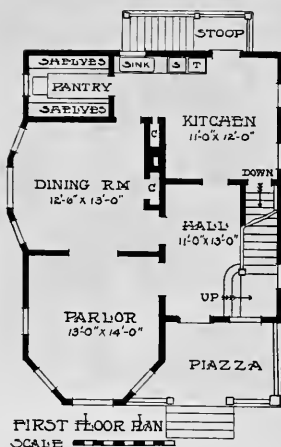


SECOND FLOOR PLAN.

### No. 306

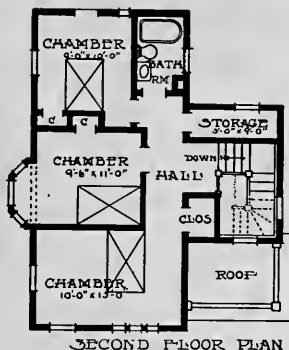
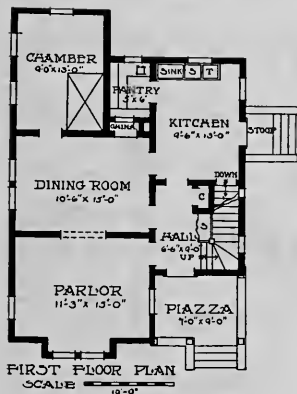
Combination cement and shingles. Five-room cottage, extra large living room, with brick fireplace. Stairs hidden by arch effect at one end of living room. Kitchen cabinet. Long, wide piazza, electric lights throughout, steam heated. Complete cost, \$2,400.

*Desirable information in front part of book.*



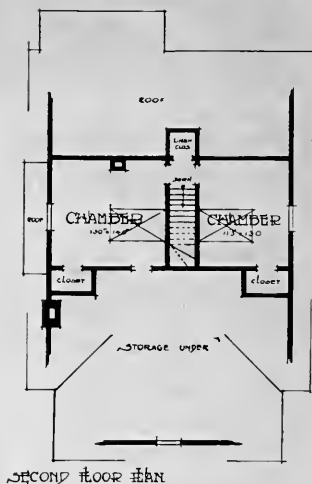
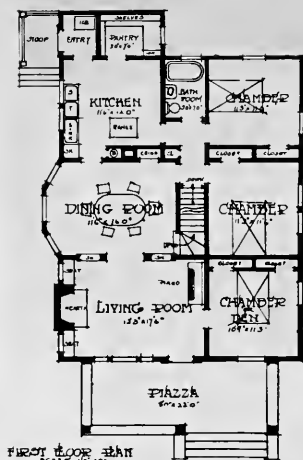
## No. 307

Another popular plan. A combination of clapboards and shingles. Very convenient arrangement. Note the planning of the service portion. Combination gas and electric lights, enameled plumbing fixtures in bath, large reception hall, steam heat throughout. Complete cost, \$3,300.



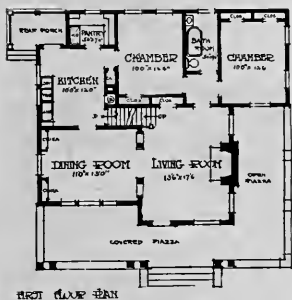
### No. 308

English type of cottage. Entire cement exterior, with half timber on second story. A very home-like appearing house. Has seven large rooms and a reception hall. A down stairs chamber is another feature of this plan. This chamber can also easily be turned into a dining room by cutting a door through the pantry. Hardwood floors, tiled bath, enameled plumbing fixtures, gas and electric lights. Cost, complete, \$3,500.

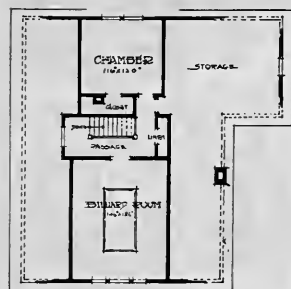


### No. 309

Artistic shingled bungalow, eight nice rooms, well lighted. Rooms upstairs full height, large storage space in attic. Brick fireplace, with seats in living room, large piazza. Built at the seashore or lake, without heat, plastering or cellar, the cost is \$2,700. Built as a home, with all the modern conveniences, the cost is \$3,400. Photograph in back part of book shows this bungalow built in an inland town.



FIRST FLOOR PLAN

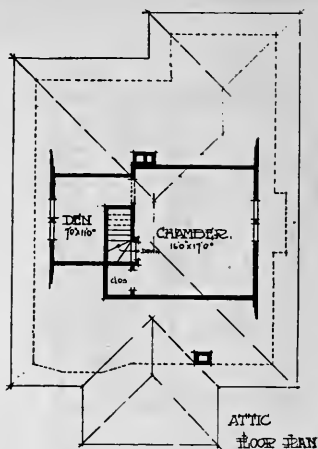
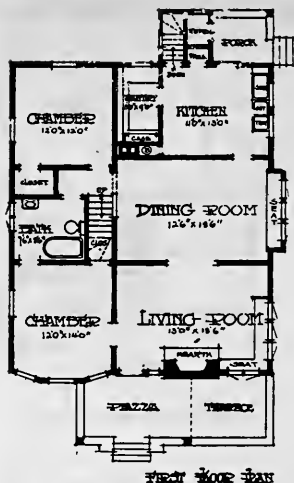


SECOND FLOOR PLAN

## No. 310

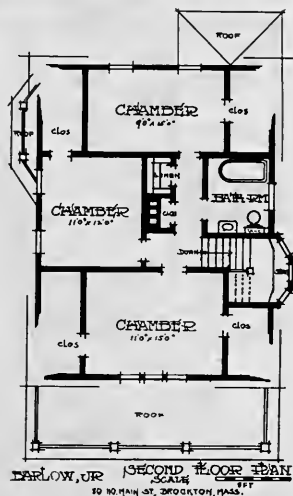
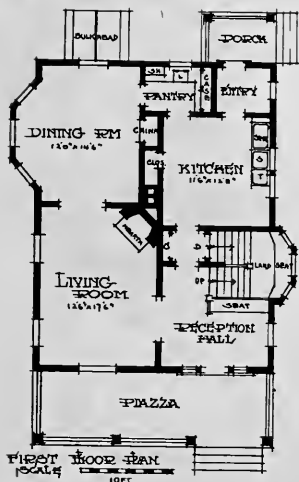
Shingled bungalow of seven rooms. Brick fireplace. Living and dining rooms separated by arch effect with columns. Large covered piazza with large open terrace on side. Shingles doubled at base to give a more solid effect. Steam heat, gas and electric lights, hardwood floors, etc. Cost, complete, \$3,300.

*Complete prices given in this book include everything needed to make the house ready to occupy.*



### No. 311

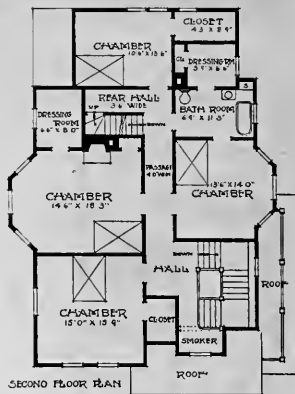
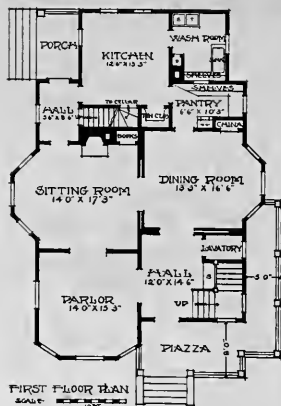
Modern bungalow, with clapboarded walls, asbestos shingle roof, brick fireplace, hardwood floors, enameled iron plumbing fixtures, gas and electric lights, steam heat, papered and painted. Cost, complete, \$3,500.



No.  
312

BARLOW, JR. 80 NO. MAIN ST., BROCKTON, MASS.

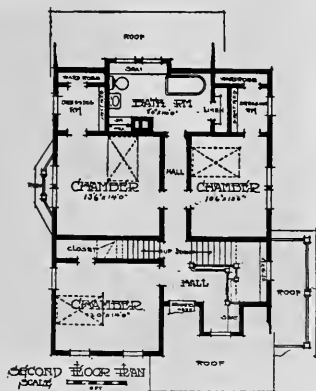
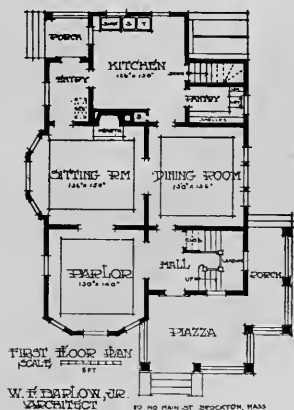
Cozy six-room cottage, with reception hall. Corner fireplace, glass china closet, large piazza, gas and electric lights, steam heat, hardwood floors. Cost, complete, \$3,700.



### No. 313

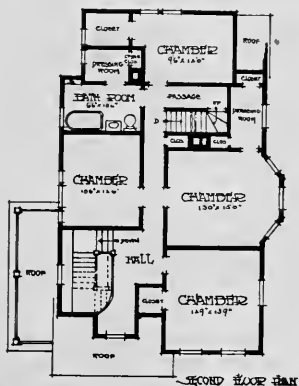
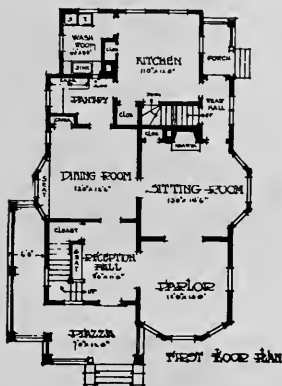
Popular type of house. Eight extra large rooms, rear stairs. Space for three more rooms in attic. A feature of this plan (and also the two following plans) is the dressing rooms on the second floor; also the wash-room off the kitchen, making the kitchen clear, the intention being to use it as a servants' dining room. Cost, complete, with all the modern conveniences, \$6,000.





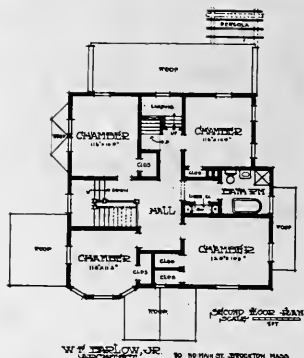
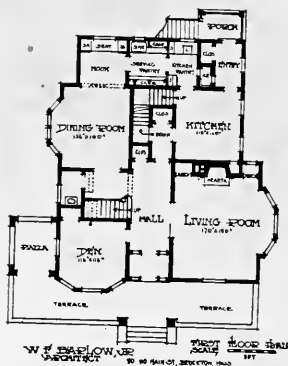
### No. 314

This plan has the same exterior as No. 313. There is space in the attic for two large rooms. Description is practically the same as for No. 313. Cost of this house complete is \$4,400.



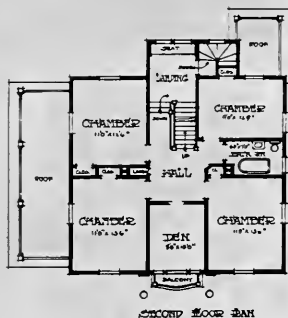
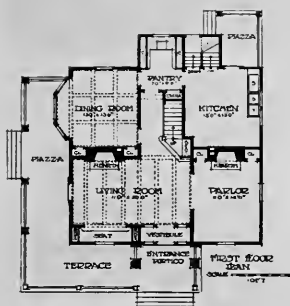
### No. 315

This plan also has the same exterior as No. 313. The plan is practically the same, the rooms being slightly smaller, making the cost \$5,000.



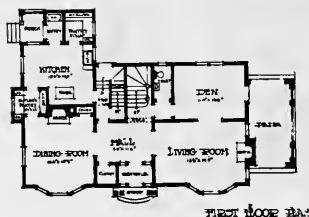
## No. 316

Combination of cement stucco and shingles. Eight large rooms and hall. Special attention given to service part of house. Nook from dining room used as breakfast room. Toilet under front stairs, large bath with shower, oak finish, steam heat, gas and electric lights. Cost, \$5,800.

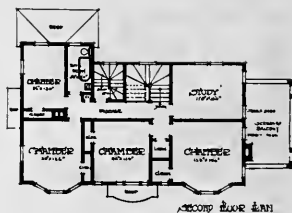


## No. 317

Colonial house, with two-story columns, and second floor balcony over entrance. Ash finish living and dining room, beamed ceilings, two fireplaces, billiard room in attic, separate rear stairs, gas and electric lights, tile floor in kitchen and bath, large piazza and terrace. Cost, \$5,500. This house can be built cheaper.



FIRST FLOOR PLAN

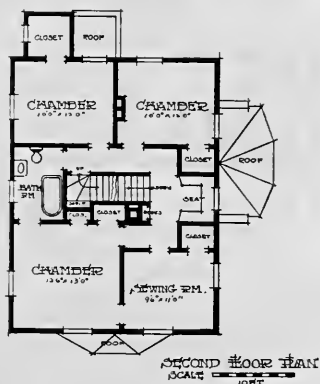
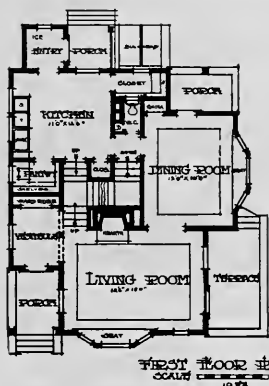


SECOND FLOOR PLAN

## No. 318

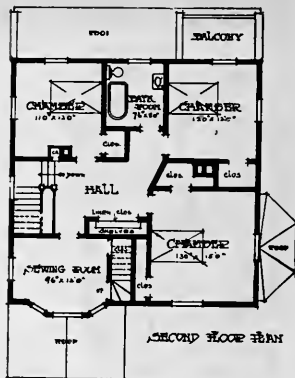
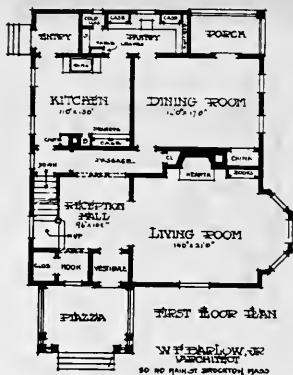
Colonial house of nine rooms, two fireplaces, down-stairs toilet, butler's pantry, space in attic for two extra rooms, large piazza and balcony. Cement stucco walls, shingle roof. Steam heat, gas and electric lights. Cost, \$6,200. Leaving off second story balcony, and putting on clapboards instead of stucco, this house can be built for \$5,800.

*No complications when you have complete plans and specifications.*



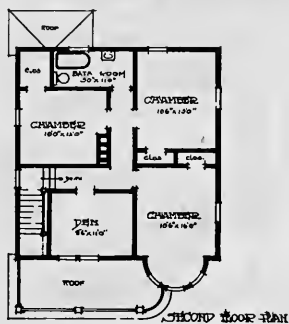
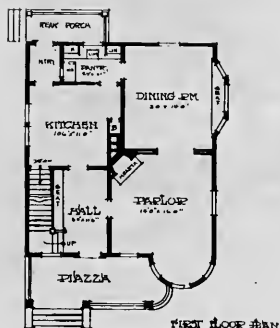
### No. 319

Combination of clapboards and cement. Seven rooms, storage in attic. Combination stairs, brick fireplace, two pantries, down stairs toilet, breakfast porch, steam heat, large closets. Cost, \$4,000.



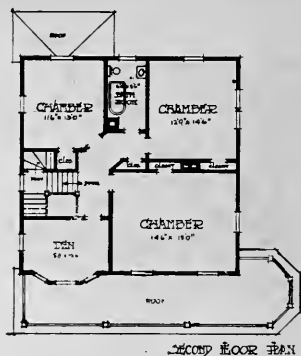
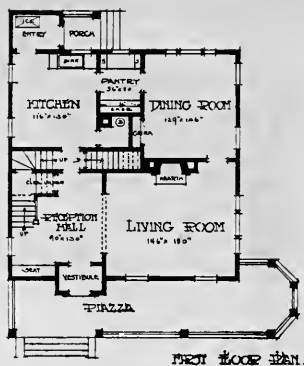
### No. 320

Colonial type of house, large living room, reception hall. Glass doors to living room, oak floors down-stairs. One finished room in attic. Shingled walls and roof. Cost, \$4,800.



### No. 321

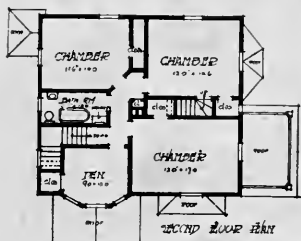
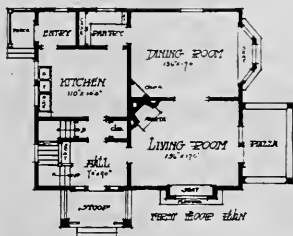
Gambrel roof house, circular bay window, shingled walls and roof, hardwood floors, steam heat, gas and electric lights. Complete cost, \$3,500.



### No. 322

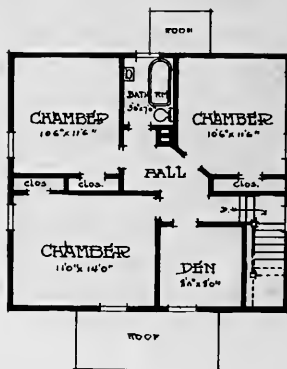
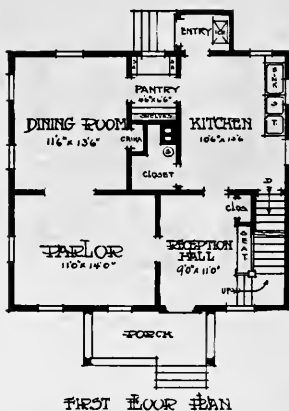
Colonial house of seven rooms and reception hall; fireplace, combination stairs, extra large piazza, steam heat, gas and electric lights. Complete cost, \$4,500.





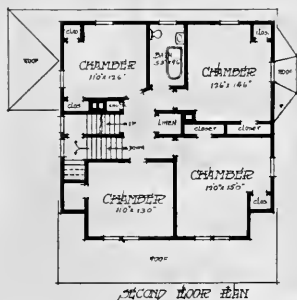
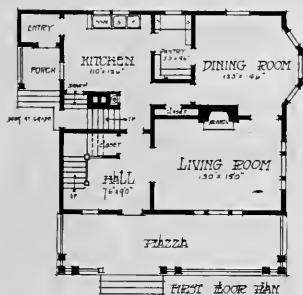
### No. 323

A combination of wood and asbestos shingles. Wood shingles doubled every third course. Asbestos shingles on second story and roof. Hardwood floors, steam heat, enameled iron plumbing fixtures. Cost, complete, \$4,200.



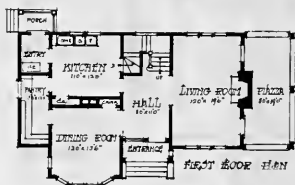
## No. 324

Gambrel roof cottage, seven rooms. Rooms upstairs show some pitch. Hardwood floors, steam heat, gas and electric lights. Cost, complete, \$2,600.



### No. 325

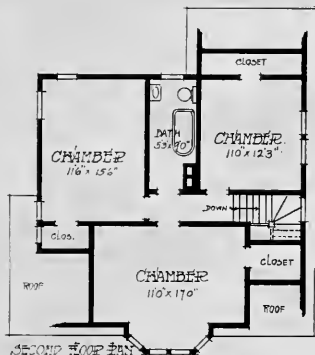
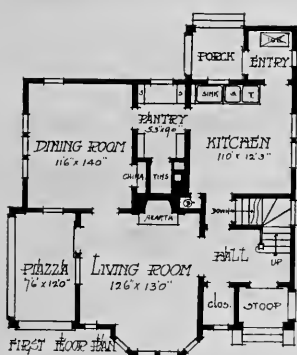
Gambrel roof house. All rooms up stairs full height. Good large room finished in attic. Shingled walls and roofs, large piazza, combination stairs, large reception hall. Steam heat, gas and electric lights, etc. Cost, complete, \$4,500.



## No. 326

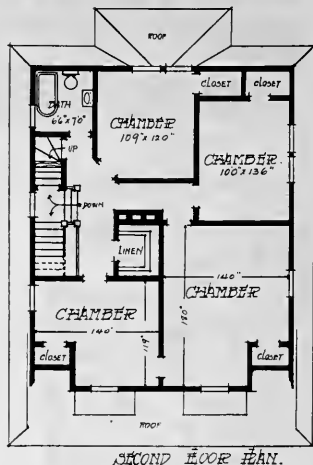
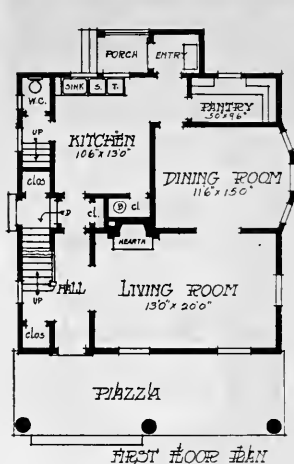
English type of house. Large living room, French casement doors to piazza. Large chamber can be easily made into two small ones. Space in attic for rooms. Glass doors from hall to living and dining rooms. Open air sleeping porch. Cost, complete, with steam heat, gas and electric lights, etc., \$4,300.

*Read Information in front of book about what complete prices mean.*



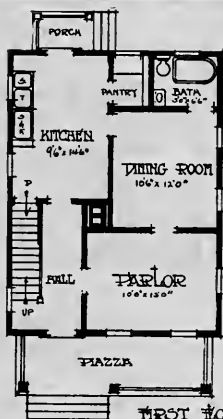
### No. 327

Combination of cement stucco and shingles. Six large rooms. Extra large closets, hardwood floors, gas and electric lights, steam heat. Extra deep bay window. Complete cost, \$3,400.

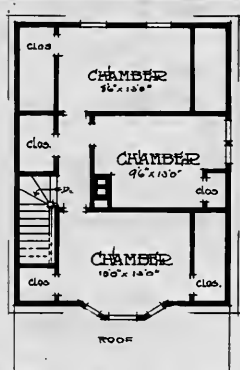


### No. 328

Combination of cement stucco and shingles. One large room in attic, combination stairs, down-stairs toilet. Good closet room. Large, deep piazza, steam heat, hardwood floors, gas and electric lights. Cost, complete, \$4,300.



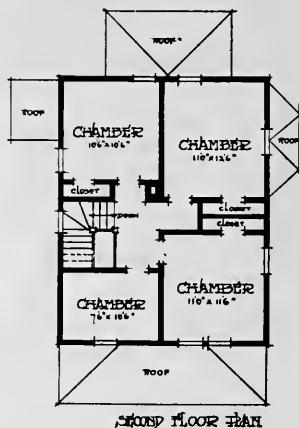
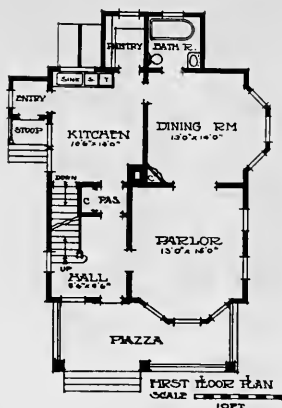
FIRST FLOOR PLAN



SECOND FLOOR PLAN

### No. 329

Cozy little cottage with full height chambers, steam heat, open plumbing, gas. Cost, complete, \$2,300.

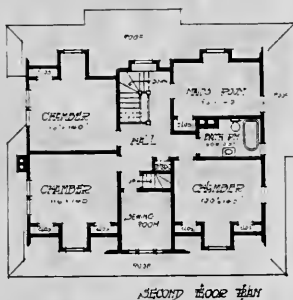
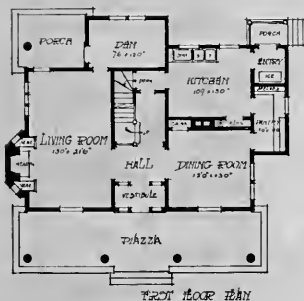


### No. 330

Square hip-roof house of seven good rooms. Very simple plan. Clapboards and shingles on walls. A good investment. Cost, complete, \$2,500.

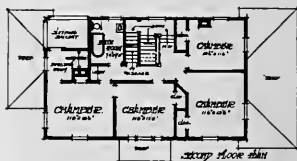
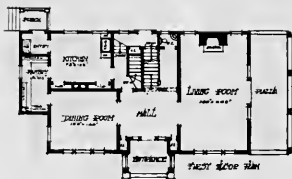
Page Thirty-Six





### No. 331

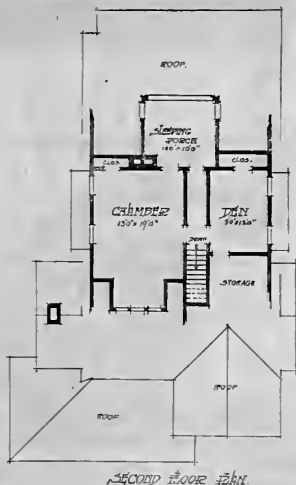
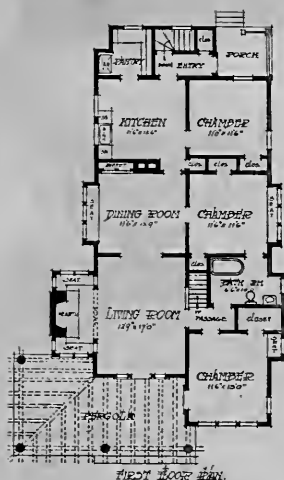
A good country house, or one that will look well in the suburbs on a wide lot. Lots of room for the price. Two rooms in the attic. Long, deep piazza. Exterior covered with lap siding or long shingles. Full height rooms upstairs. Shingled roof. Complete cost, \$4,850.



### No. 332.

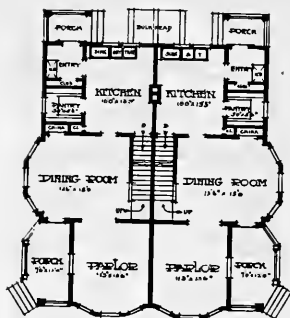
Good, simple lines. Something that will always look well. Cement stucco exterior. Asbestos shingle roof. Laundry in basement. Servant's room and bath in attic. Steam heat, hardwood floors, gas and electric lights. Complete cost, \$5,100. See photographs, in the back of this book, of this house actually built.

*Good plans mean close bids. That's competition. Let me save you money on your home.*

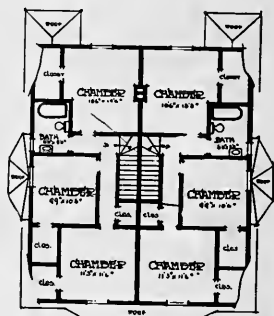


### No. 333

A bungalow with some unusual features. Front room may be used as an office. Fireplace nook a feature of the living room. Dining room and living room walls are panelled, beamed ceiling, lap siding and stucco walls, oak floors, tile bath. Cost, complete, \$5,500.



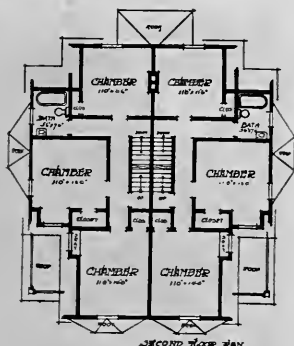
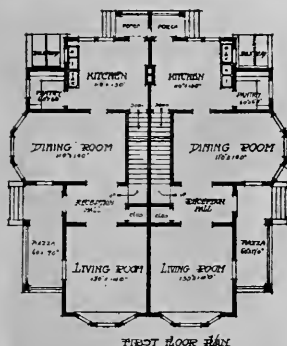
FIRST FLOOR PLAN



SECOND FLOOR

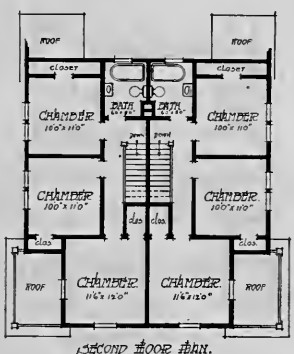
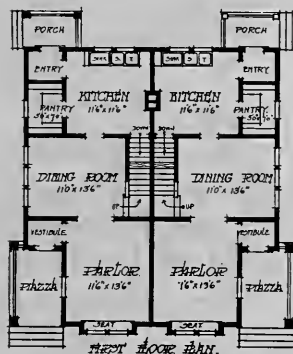
### No. 334

An attractive double cottage. A very good investment. Sound-proof wall between apartments. Everything strictly separate. Steam heat, gas, hardwood floors, etc. Complete cost, \$5,000.



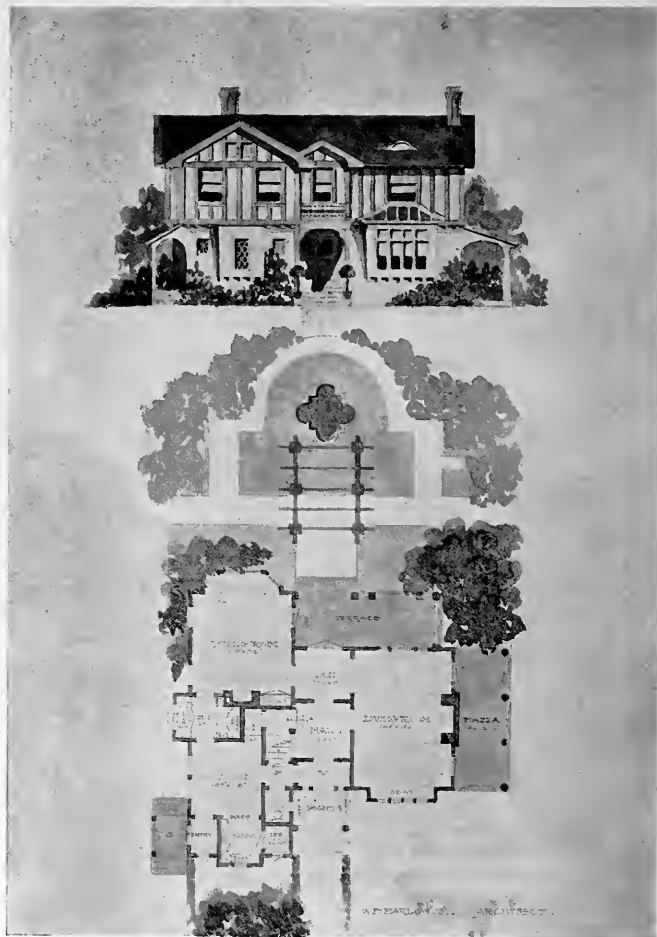
### No. 335

Similar in plan and exterior to No. 334. Rooms are larger. Each side has a reception hall. Complete cost, \$6,000.

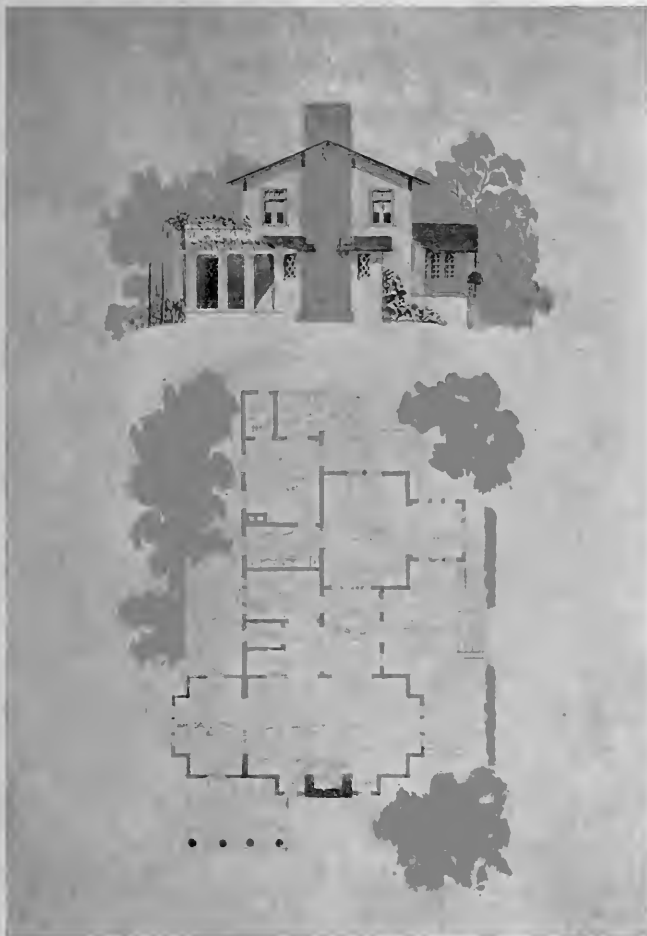


### No. 336

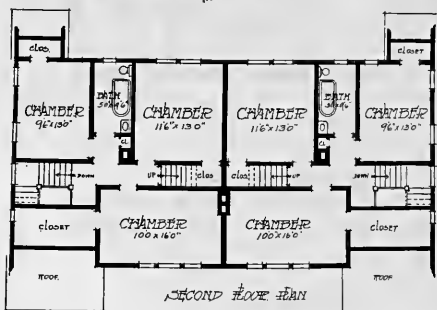
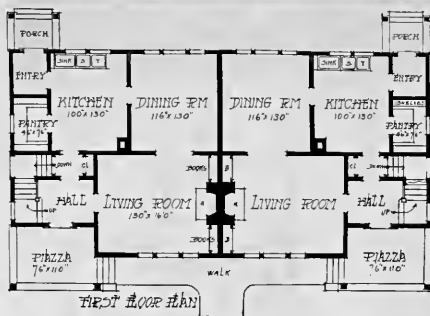
Similar in plan and exterior to No. 334. Square bays, plumbing more compact, less area, brings the cost of this house down to \$4,600.



No. 337—Sketch for a \$5,000 house.



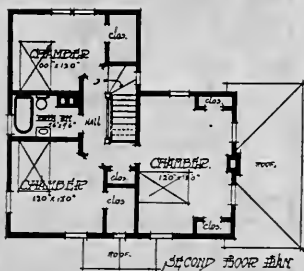
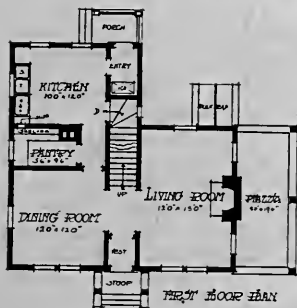
No. 338—Sketch of a \$6,000 house.



### No. 339

A very neat, attractive double house. Apartments separated by a brick wall. One room in each attic, making a seven-room apartment. Brick fireplaces, reception halls, a very neat and convenient arrangement of rooms. Cement stucco walls, slate roof. Steam heat (each apartment), gas and electric lights. Cost, complete, \$7,000.

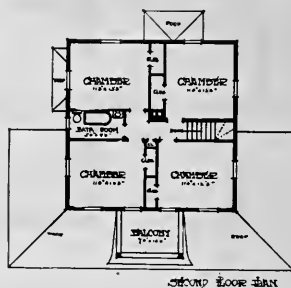
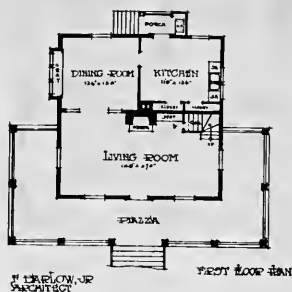




### No. 340

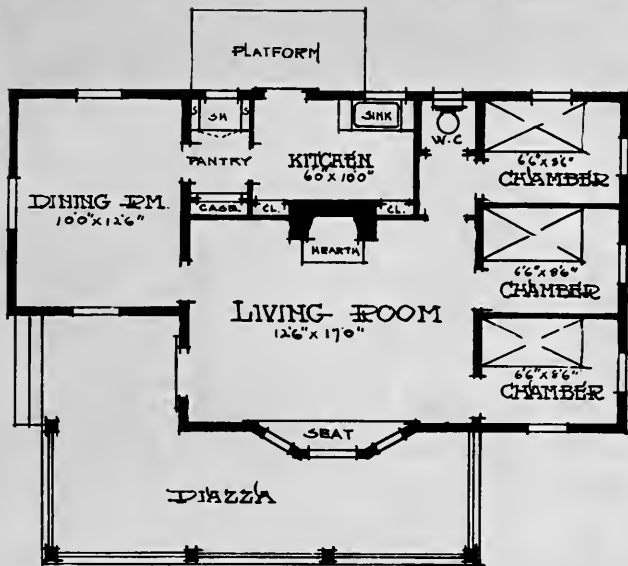
Neat little cottage not quite two stories high. Walls on second floor are 6 ft. 0 in. high on outside edge. Large living room, with French casement doors to piazza. Lots of closet room. Very neat arrangement. Cost, complete, with steam heat, etc., \$3,000.

*Read the General Information about steam heat.*



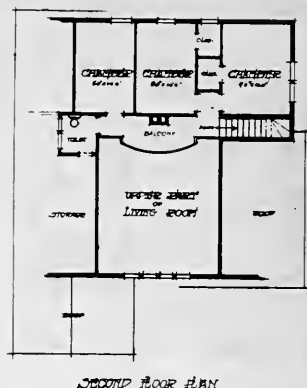
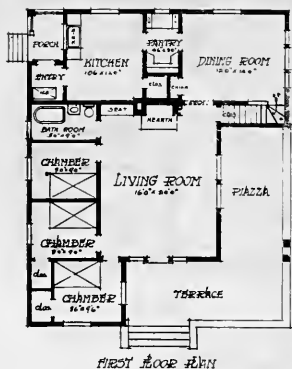
## No. 341

A cottage for the seashore. Not plastered. All interior stained. Sheathed partitions. Balcony outlook on second floor. Good plumbing fixtures, hot and cold water, electric lights. Cost, complete, \$2,200.



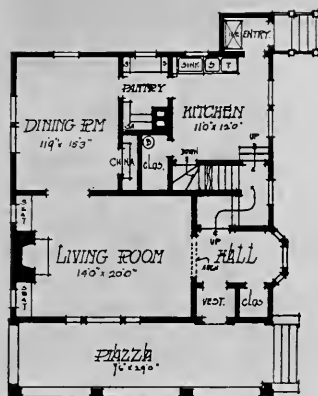
No. 342

A seashore bungalow. Rough brick fireplace. Two metal or wood frame bunks in each chamber. Shingled walls. Composition roof. Hardwood floors. Cost, complete, \$1,000.

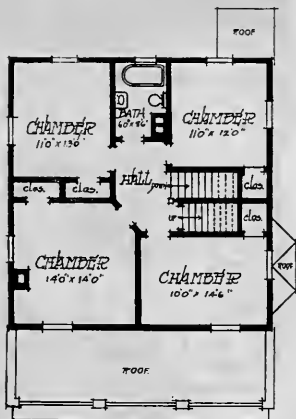


### No. 343

A seashore bungalow which would make an ideal house for a small club. Living room open to roof, with fireplace and balcony. Very pretty effect. Windows in gable over door light the upper part of living room. Two toilets. No plaster, sheathed partitions. Hot and cold water, electric lights, hardwood floors. Cost, complete, \$3,000.



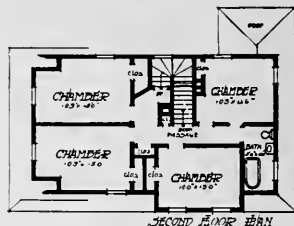
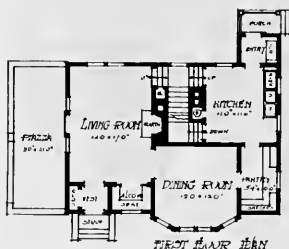
FIRST FLOOR PLAN



SECOND FLOOR PLAN

### No. 344

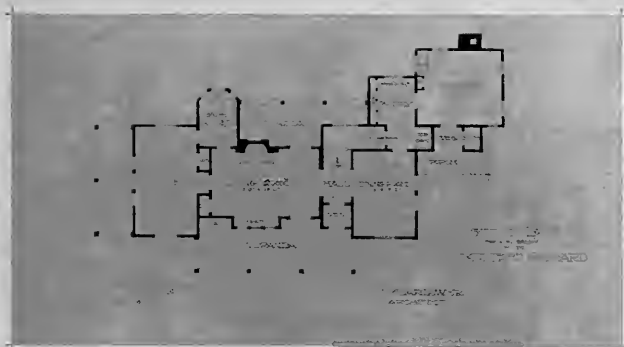
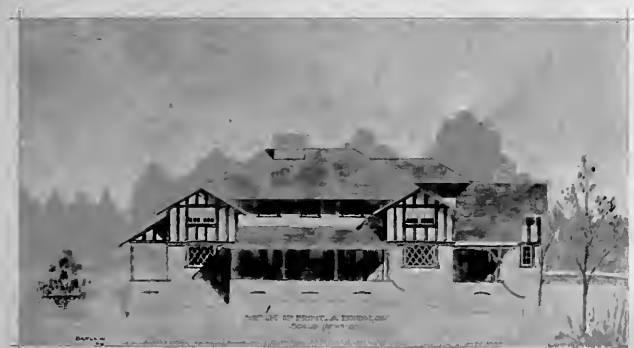
Modern seven-room house, with space in attic for one room more. This house appears larger than it really is, owing to treatment of the exterior. Combination stairs, large piazza, neat little reception hall. Good closet room. Steam heat, gas and electric lights hardwood floors. Complete cost, \$4,100.



### No. 345

English type of house. Shingled roof, cement stucco walls. Seven good rooms, with space in attic for extra chamber, combination stairs. Alcove in living room, with seats and casement windows. With the roof moss green, brown trimmed, and buff-colored cement, this house has a very attractive appearance, hard to beat. Complete cost, with steam heat, etc., \$3,900.

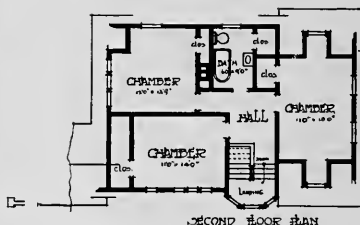
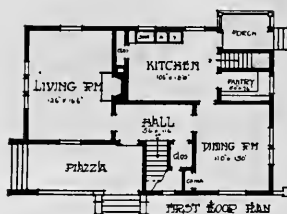
*Detailed plans for new buildings, or for remodelling old ones.*



### No. 346

A low, rambling bungalow, with nine large rooms, rough finished inside. Abundant piazza room. Two baths. Field-stone chimneys and fireplace. Approximate cost, \$5,000. These plans are not complete, so they can be remodelled to suit you, without additional cost.

*Eastern plans for Eastern people. Don't send West for your plans. You'll be disappointed.*

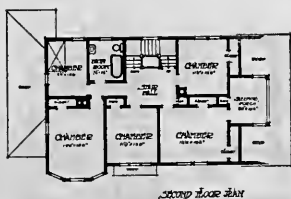


### No. 347

Cement stucco cottage of six rooms. Large attic, recessed piazza, cozy little reception hall, steam heat, good closet room, gas and electric lights, shingled roof. Cost, complete, \$3,800.

*We are continually making new plans. Write us if you do not find what you want.*





### No. 348

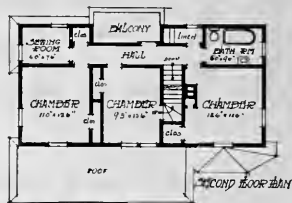
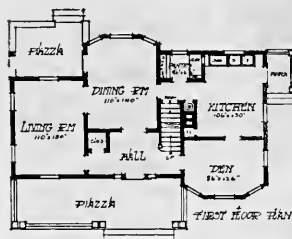
Large country house of nine rooms, reception hall, and two rooms in attic. Sleeping porch. Two pantries. Glass doors from reception hall, down-stairs toilet, large piazza, steam heat, gas and electric lights. Cost, complete, \$6,000.

*Read the General Information in front of book. It's of interest to you.*

*Page Fifty-Three*

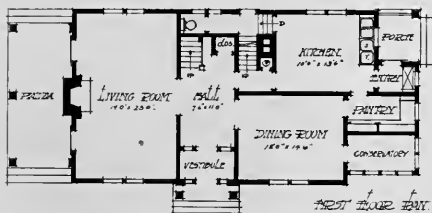


NOTE.—Picture shows piazza carried across entire front. We also have this plan with large family chamber projecting out over den bay window.



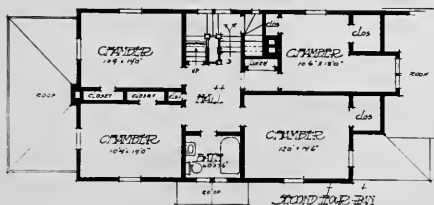
### No. 349

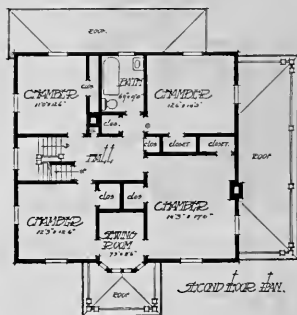
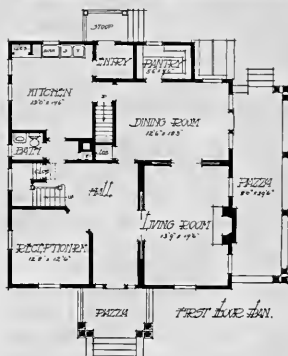
Shingled house, with broad frontage. Ideal plan for a shallow lot. Good ventilation. Large piazzas, upstairs balcony, storage in attic. Service portion very convenient. Enameled fixtures in kitchen and bath. Electric lights, steam heat, etc. Cost, complete, \$3,300.



### No. 350.

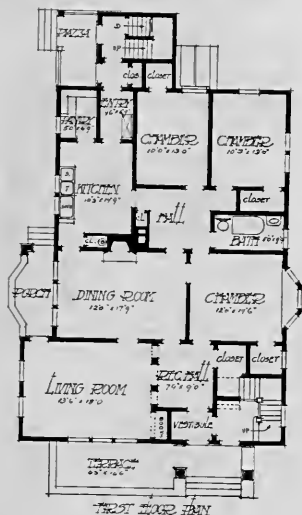
Colonial house of seven rooms. Wide siding on walls. Asbestos shingle roof. Large piazza, tile floor. Tile floor and dado in bath. Conservatory from dining room. Down stairs toilet, combination stairs, neat colonial fireplace and mantel, French casement doors to piazza. Steam heat, gas and electric lights, etc. Cost, complete, \$4,800.





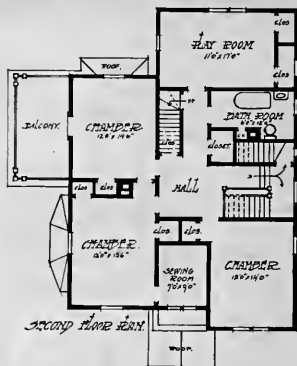
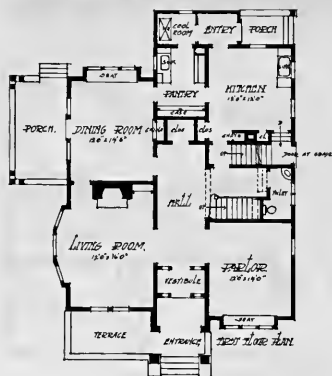
### No. 351

Colonial house of eight rooms, with space for two extra rooms in attic. Attic would make a good billiard room. Outside is covered with clapboards, with colonial pilasters at the corners. Large side piazza, down stairs toilet, neat colonial fireplace and mantel. Equipped with gas and electric lights, steam heat. Cost, complete, \$5,500.



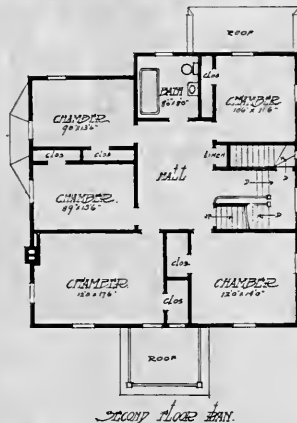
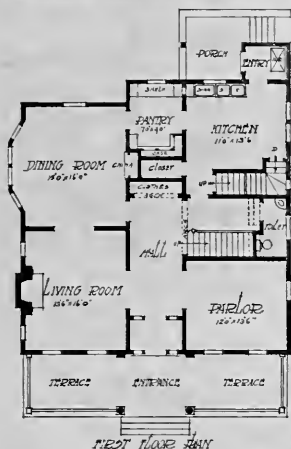
### No. 352.

Elaborate three apartment house. Owner to occupy first floor. Six rooms for each apartment, with storage room in the attic. Clapboarded walls to third story windows. Cement stucco, top story. Asbestos shingle roof. Separate steam heater for each apartment. Down-stairs apartment has private front and rear entrance. Cost, complete, \$9,500. This idea can be re-arranged and worked over, eliminating some of the space, and the cost reduced to \$8,500.



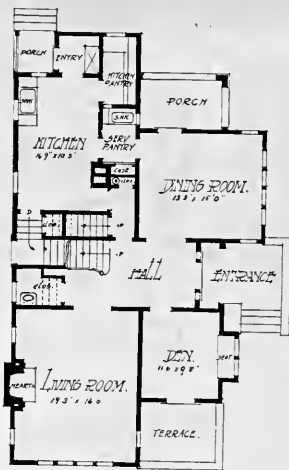
### No. 353

A real home of cement stucco. The colonial idea has been carried out with the plans, with some English treatment on the exterior. Side piazza can be screened or glazed, and used for breakfast porch or sun room. Large closets, down-stairs toilets, separate room for refrigerator, clothes chute to laundry in basement, are some of the features of this plan. Plaster cornice in rooms on first floor, steam heat, gas and electric lights. Cost, complete, \$6,200.



No. 354.

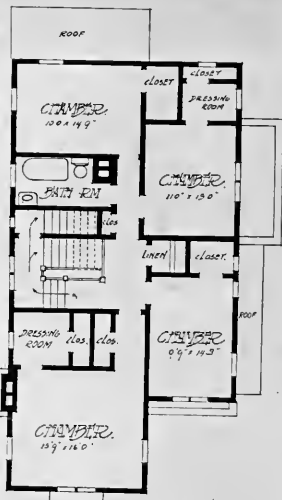
Another colonial type of house, with flat deck roof, giving large attic space for servant's room and a billiard room. Large chambers, large closets, rear stairs, down-stairs toilet, shingled roof, cement walls. Cost, complete, \$6,400.



FIRST FLOOR PLAN.

### No. 355

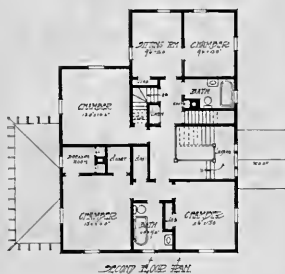
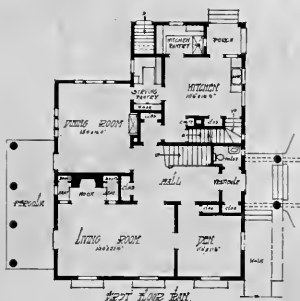
A slight deviation from the usual type—side entrance, projecting dining room, all glass. Large living room, colonial stairs, toilet, two pantries, combination rear stairs, dressing rooms, asbestos shingled roof, ce-



SECOND FLOOR PLAN.

ment stucco walls. Cost, complete, \$6,500.

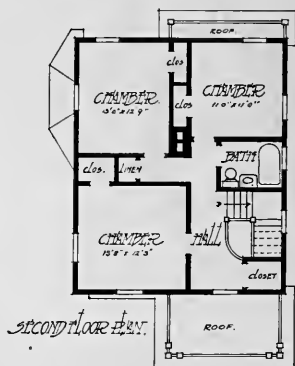
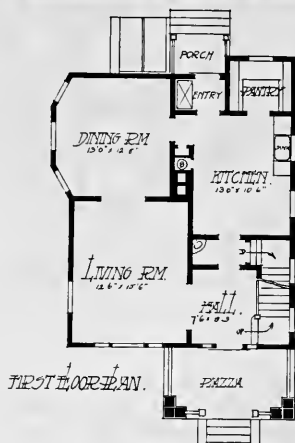




### No. 356.

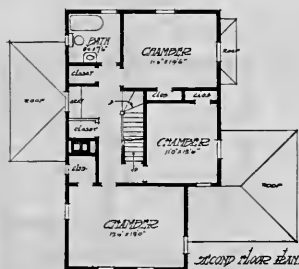
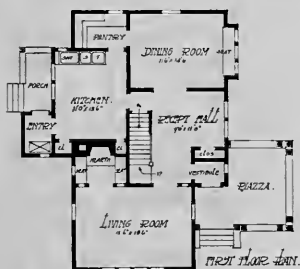
An individual type, with the circular top windows and iron balconies. The fireplace nook, pergola entrance, private suites with baths on second floor, clothes chute, are some of the features of this plan. Part of the cellar is reserved for billiard room. Complete cost, \$7,200.

*It's not what you pay for plans : it's what you get.*



No. 357

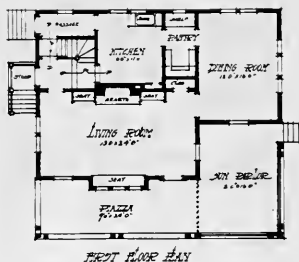
A popular plan, very simple and convenient, shingled exterior, stained. Colonial piazza. Steam heat, enameled bath fixtures, hardwood floors, gas and electric lights. Cost, complete, \$3,400.



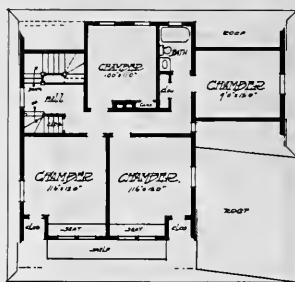
## No. 358

Neat, cozy little cottage with clapboard walls and shingled roof. Spacious piazza. Large reception hall, ingle nook, tiled bath, are some of the features of this plan. Cost, complete, with heat, light, hardwood floors, \$3,800.

*A small outlay for plans protects you, and makes the builder give you what you are paying for.*



FIRST FLOOR PLAN

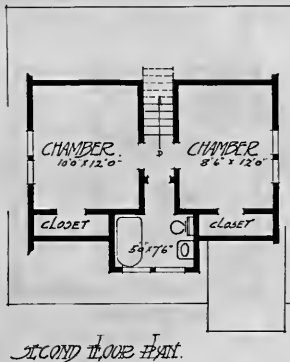
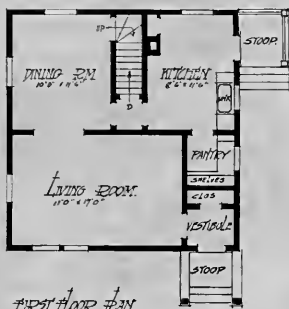


SECOND FLOOR PLAN

### No. 359

This is a shore house situated on a high hill overlooking the water. It has a cemented cellar with space for car. All frame is left rough and stained. Rough brick fireplace, combination stairs, sun parlor, are some of the features of this plan. Cost, complete, with cement walls, casement windows, asbestos shingle roof, \$3,500.

*Any plan will be changed to suit; a charge for labor only will be made.*



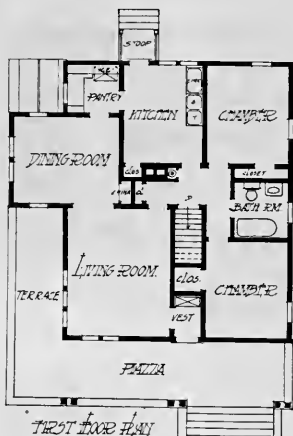
### No. 360

A very low-priced cottage. Neat and compact arrangement. Hardwood floors, hot and cold water. Good bath fixtures. Cement stucco walls. Proslate roof. Cost, complete, without heat, \$1,800. If built without heat, extra chimney, as shown on elevation, should be built in living room.



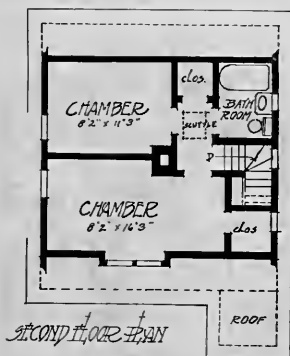
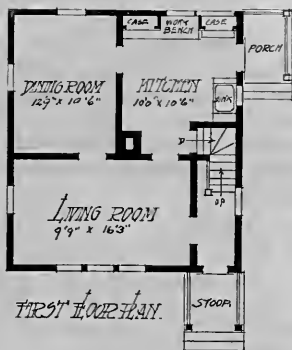
### No. 361

A real bungalow at a low price. Large piazza and open terrace, vestibule, pleasant dining room. Outside of shingles, with ceilboard panels in gables. Proslate roof. Cost, complete, with steam heat and electric lights, \$2,600.



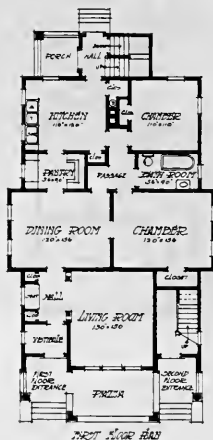
#### Size of rooms:—

- L. R., 13 ft. 0 in. x 16 ft. 0 in.
- D. R., 11 ft. 0 in. x 13 ft. 0 in.
- K 10 ft. 0 in. x 12 ft. 0 in.
- Pantry, 6 ft. 0 in. x 6 ft. 0 in.
- F. C., 10 ft. 0 in. x 12 ft. 0 in.
- R. C., 10 ft. 0 in. x 12 ft. 0 in.
- B. 6 ft. 6 in. x 7 ft. 0 in.
- Piazza, 8 ft. 0 in. x 28 ft. 0 in.



### No. 362

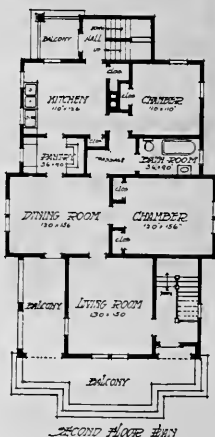
A low-priced cottage, with good sized rooms, hot and cold water, kitchen cabinet, front hall, complete bath, hardwood floors. Complete cost, with stucco walls and proslate roof, \$1,700.



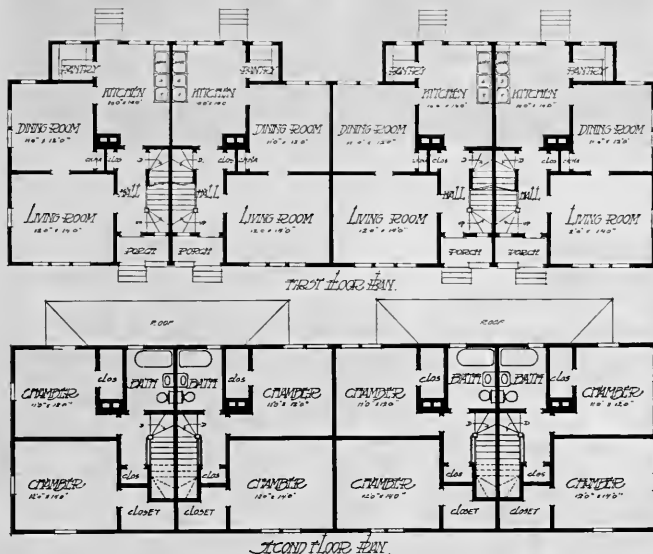
### No. 363

Cement stucco two-family house of twelve rooms (two in attic). Note the unusual planning of the entrances, the large piazzas on each floor, with French casement doors. First floor piazza has tile floor. Separate steam heaters.

Cost, complete, \$6,400.

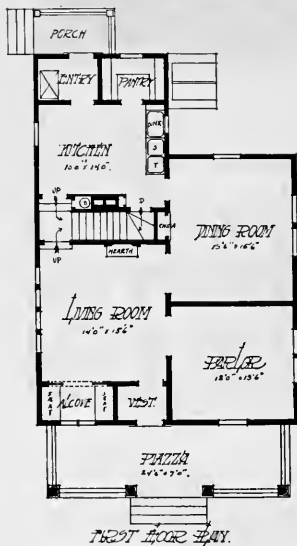






### No. 364

An attractive investment proposition, containing four five-room apartments, complete, with steam heat, neat bath, hardwood floors, individual hall and entrance. Shingled walls and roof. Complete cost, \$8,400. Easily made into a double cottage by cutting in center.

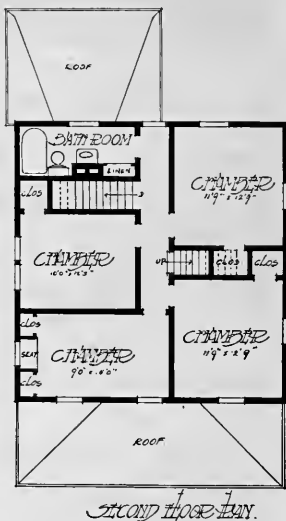


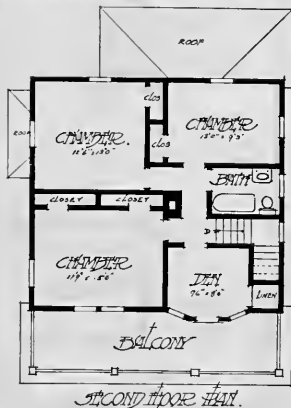
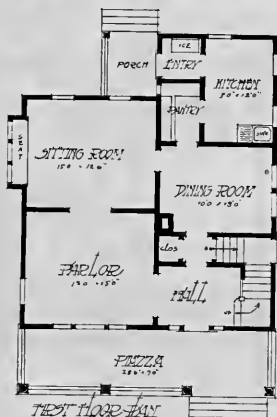
### No. 365

Ten-room shingled cottage (two rooms in attic). Shingles doubled every third course on walls; large living room with gas log and mantel, alcove with seats, case-ment windows.

Broad piazza. Cost, complete, with heat,

\$4,100.



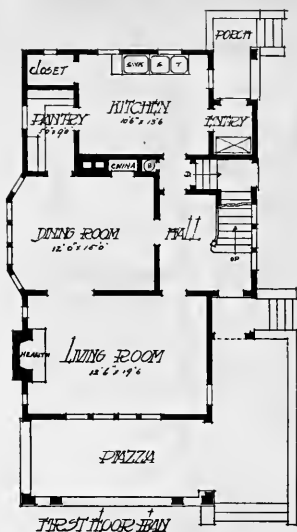


No. 366

An unusual plan, with gas kitchenette, large piazza with balcony over. Cement stucco walls, shingled roof, steam heat, gas and electric lights.

Cost, complete, \$3,800.

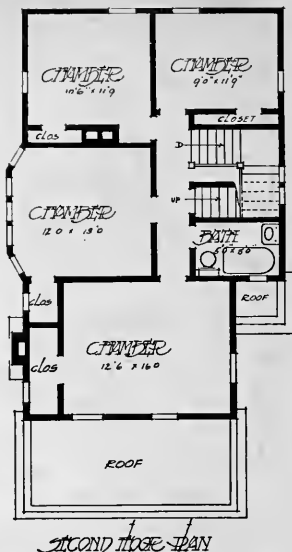
Page Seventy-One

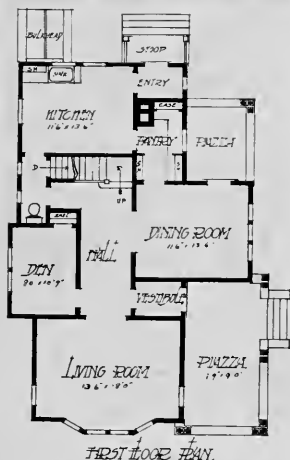


### No. 367

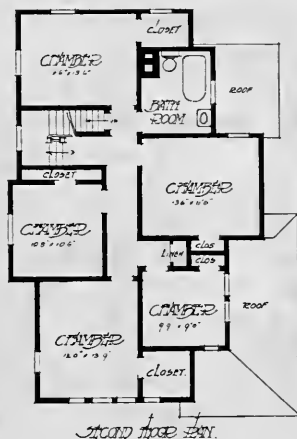
Something different. If you are looking for an individual house, here it is. Cement stucco walls, flat tar and gravel roof with parapet wall.

Maid's room and entrance to roof on 3d floor. Cost, complete, \$4,500.

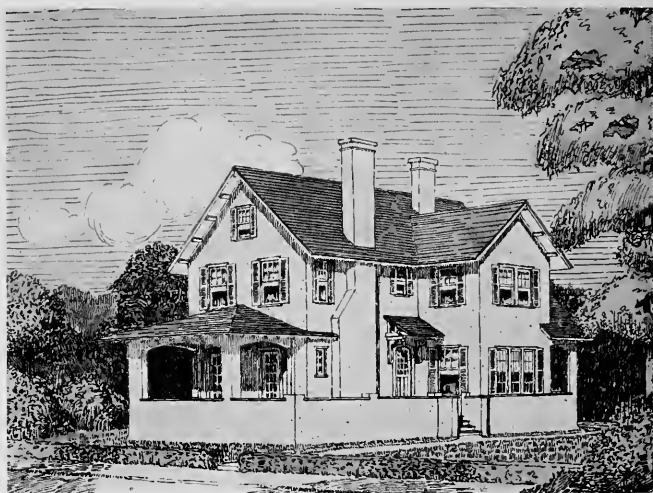




No. 368



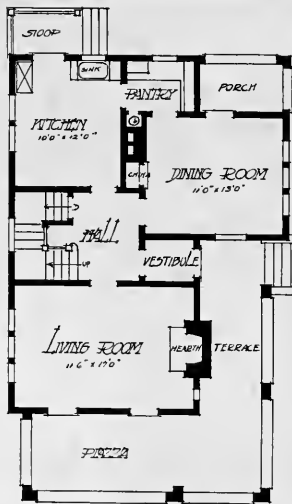
Attractive house for a narrow lot. Extra room in attic. Down-stairs toilet, breakfast porch, large bath, good closet space. Asbestos shingled roof. Steam heat, gas and electric lights. Complete cost, \$4,600.



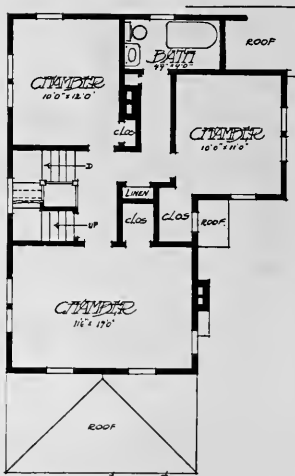
### No. 369

Neat little cottage with six rooms, hall and bath, side entrance, large piazza and terrace.

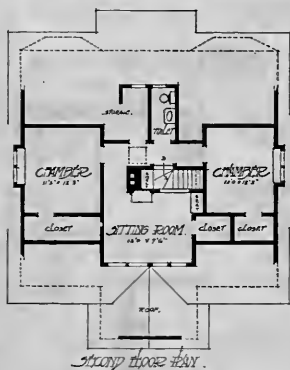
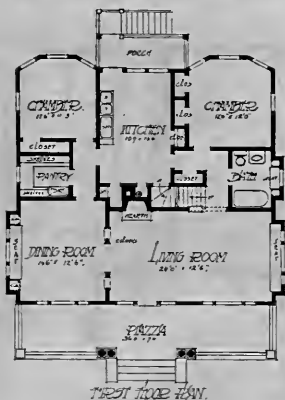
French doors to piazza from living room; brick fireplace, laundry in basement, breakfast porch. Cost, complete, \$2,900.



FIRST FLOOR PLAN

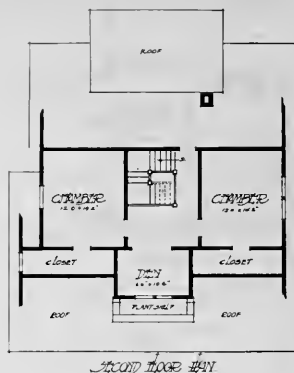
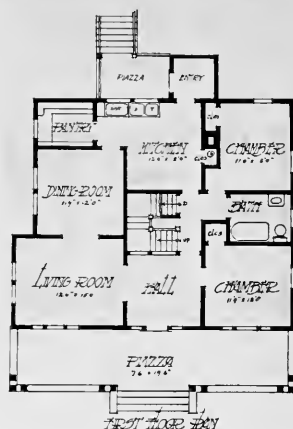


SECOND FLOOR PLAN



### No. 370

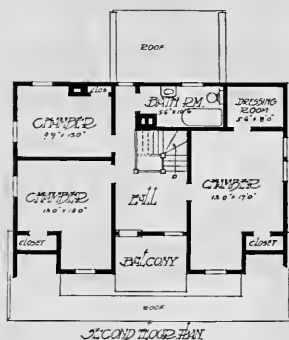
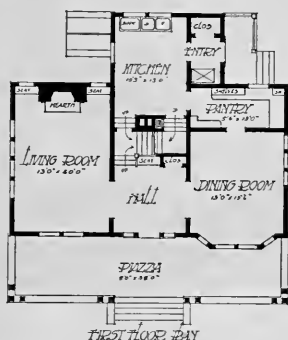
Attractive shingled bungalow, with broad terrace, large windows, square bays. Arch effect between living and dining rooms, toilet upstairs. Complete cost, with heat, \$4,800.



### No. 371

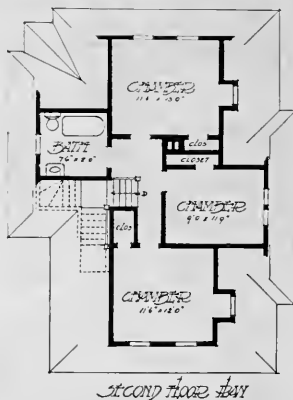
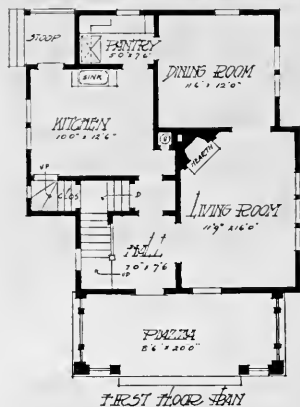
Cement-finished bungalow, on broad, simple lines. A type that will always be attractive. Large, deep piazza. Large, square reception hall, perfectly planned kitchen, good storage space. Cost, complete, \$4,600.





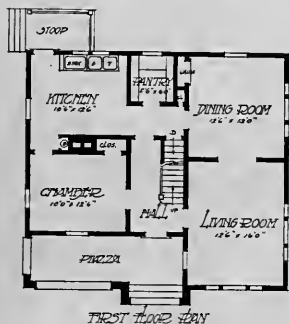
## No. 372

Home-like appearing house of six rooms, bath and reception hall. Sleeping porch on second floor. Large living room with fireplace and seats. Combination stairs. Broad entrance steps. All modern conveniences. Cost, \$3,700.

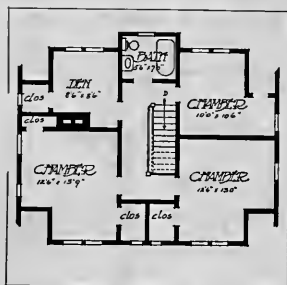


### No. 373

Cozy little bungalow, with broad, deep piazza across the front, neat little hall, corner fireplace, combination stairs. Full height rooms upstairs. Complete cost, heated and lighted, \$2,900.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

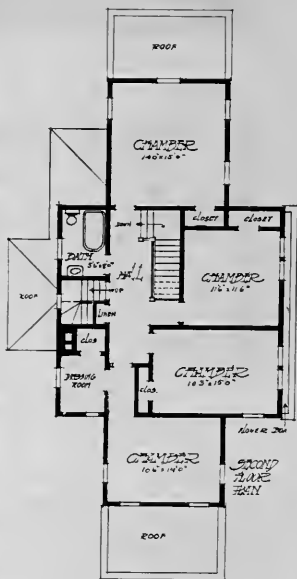
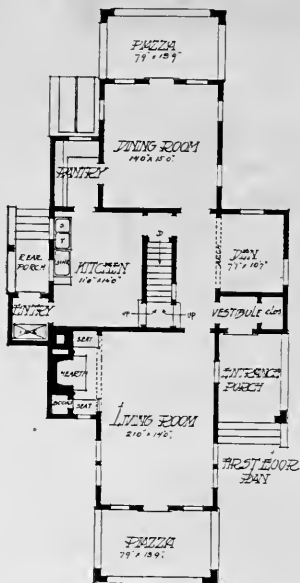
### No. 374

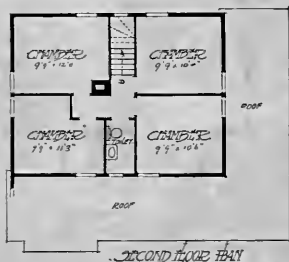
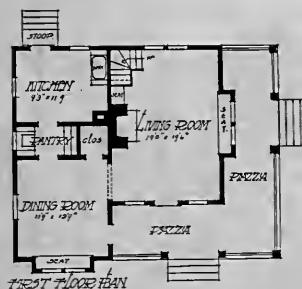
The old type of country house is coming back again, but made up-to-date with ventilated roof and modern conveniences. Clapboarded walls, neat little hall; recessed piazza, not stuck on afterwards. Seven windows in the living room. All the chambers cross ventilated. Complete cost, \$3,000.



## No. 375

A long, narrow plan, which the exterior offsets. A plan of this type is sure of being well ventilated and well lighted. Piazzas, with French casement doors, inglenook, combination stairs, tin-lined flower box, are some of the features of this plan. Cement stucco walls, shingled roof, oneroom in attic. Complete cost, \$5,300.

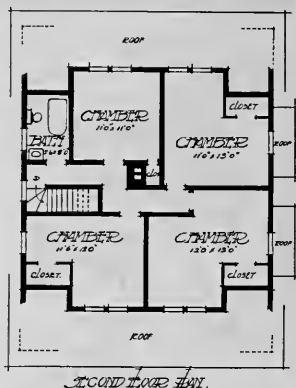
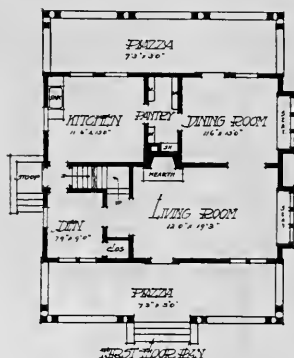




### No. 376

Neat little bungalow for lake or seashore. Large piazza area, brick fireplace, no plaster. Shingled walls, proslate roof. Cost, complete, \$1,250.

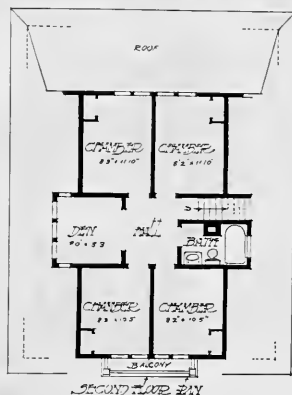
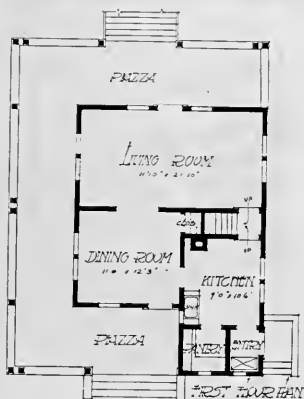
*Some of these houses can be built cheaper. If you are interested in any particular house, write for information about it.*



### No. 377

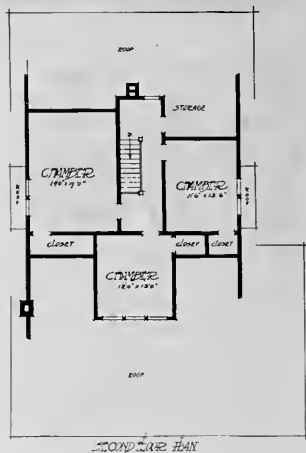
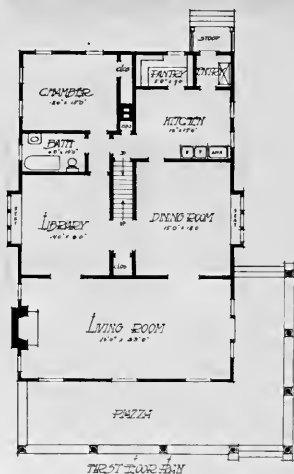
A classy sea-shore cottage, designed for both street and water views. With shingled exterior, this house can be built for \$2,700. This price includes a cellar, hot and cold water, electric lights, etc.

Read General Information about costs.



### No. 378

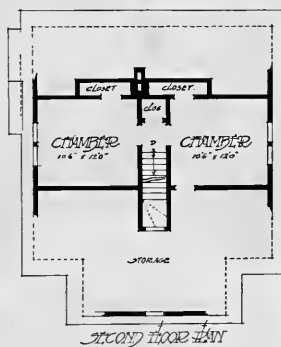
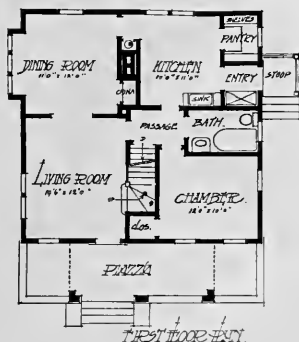
This cottage has everything that is desired in a shore house. About 65 ft. 0 in. of piazza, combination stairs, five good chambers and a bath, also a pantry, which doesn't always happen in a shore house. Hardwood floors, hot and cold water, shingled walls, proslate roof. Complete cost, \$2,000.



### No. 379

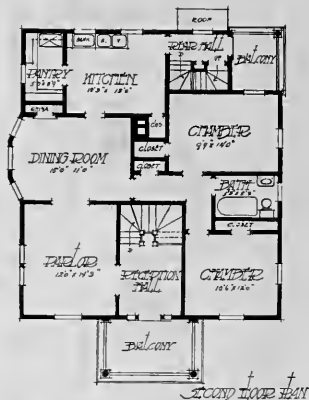
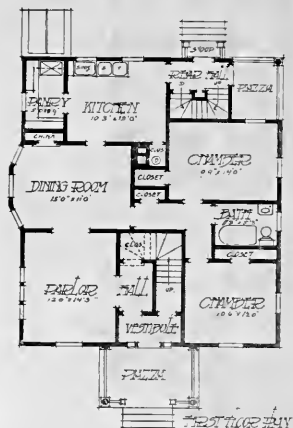
A bungalow with unusually large rooms, pergola piazza, brick fireplace, low casement windows. Cement stucco exterior, asbestos or red slate roof, steam heat, oak floors, beamed ceilings. Complete cost, \$5,800.





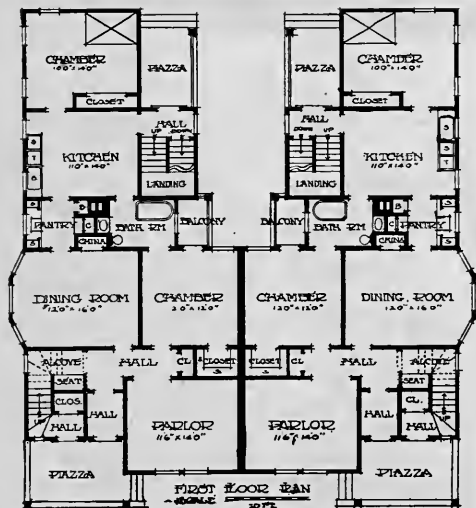
### No. 380

Cosy little bungalow at a very low cost. Has steam heat, hot and cold water, complete bath, nickel-plated trimmings. Cement plaster outside, proslate roof, large piazza, hardwood floors, electric lights. Cost, complete, \$2,500.



### No. 381

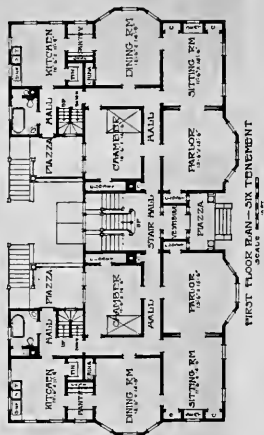
Two-family house of twelve rooms. Each apartment has a room in attic. Toilet in attic. Very convenient arrangement of rooms, compact service portion. Separate cellars, steam heaters, etc. Cost, complete, \$5,500.



### No. 382

#### INVESTMENT PROPOSITION.

Six apartments, cost, \$16,000 ; rents for \$2,100 per year.



### No. 383

#### INVESTMENT PROPOSITION.

Six apartments, \$12,000 ; rents for \$1,500 per year.



**No. 384**—City block, four stories, six eight-room apartments. Cost, \$22,000.



**No. 385**—Sixteen-apartment house, cost \$40,000; rents for \$7,500 per year.  
*Page Eighty-Nine*



**No. 386—Design for Yacht Club**



**Club Dining Room—Mission Style**



**No. 387**—This is a photograph of No. 309, actually built in an inland town. The picture shows that the bungalow looks equally as well with these surroundings as those shown in the perspective rendering. It also proves that the rendering of the house is correct in practically every detail.



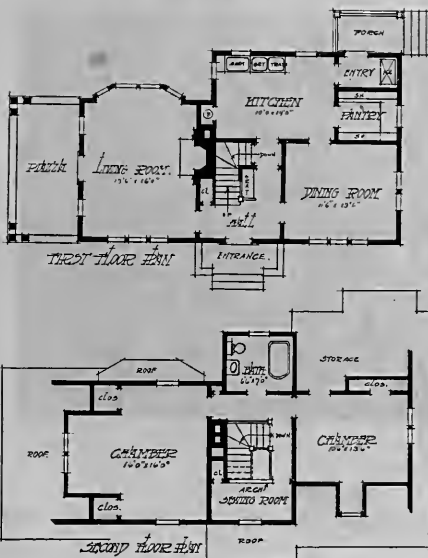
**No. 388**—Is a private garage, accommodating four cars, with turntable, pit, work room, bath and chauffeur's room, boiler room. Owner's billiard room on second floor. This garage is absolutely fireproof, except roof. The cost was \$10,000.



**No. 389**

The pictures on this page show two views of No. 332. Looks like a \$10,000 house, though costing but \$5,000.

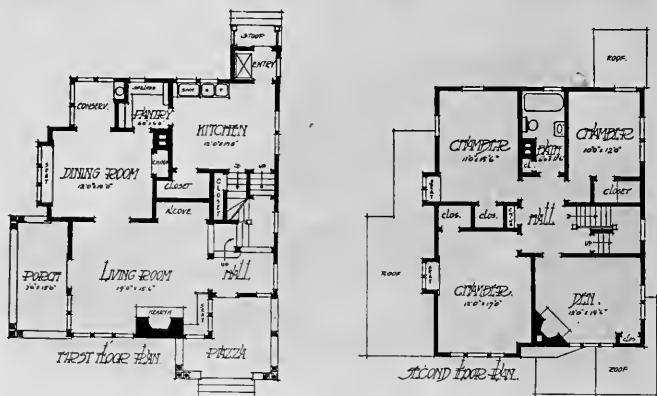




### No. 390

Five-room cement bungalow, with shingled roof, casement windows, fire-place, cosy hall, large chambers. Has steam heat, gas and electric lights, hardwood floors, etc.

Cost, complete, \$2,800.



### No. 391

Seven-room house, shingled walls and roof, large piazzas. Very pretty effect in hall, conservatory off dining room, with lavatory, combination stairs, alcove for piano, large square chambers, steam heat, gas and electric lights, etc. Complete cost, \$4,500.



\$500 ALTERATIONS. Old House Before Alterations.



House After Alterations.

### No. 394

On this and the next page are shown the two extremes in alteration work. Given the floor plans, height of ceilings and a photograph, we are prepared to alter, add to and make up-to-date any house, anywhere. A large part of our work in this line consists of making over old single residences into two-family houses. If interested, write us. We will cheerfully give information and prices for this work.



Old House Before Alterations.



House After Alterations.

**No. 395—\$12,000 Alteration.**



### **Some Manufacturing Propositions**

Manufacturing plant—Brick walls, steel sash, cast stone trimmings, northern light roof, elevator, 4 in. plank floors with finish floor of maple. This building, and the several following, are typical results of plans and specifications, combined with intelligent and skillful engineering. These buildings were built at a cost hardly exceeding that of the wood frame, burn down-quick kind, generally put up with the idea of saving money. They have a very low insurance rate; are equipped with sprinkler system; have no expense of upkeep either inside or out. The first cost is practically the last cost. The floors in this building are constructed very strong, having a carrying capacity of 200 lbs. per sq. ft. These buildings can be built with concrete floors at a small additional cost, rendering them absolutely fireproof; though with the sprinkler system and 4 in. plank floors, a fire has small chance of gaining any headway.



This is an isolated building, complete with power plant. It is of similar construction to the one on preceding page, and was built at a cost of 92 cents per square foot of floor area. This price includes boilers, wiring for lights and power, elevators, plumbing, heating, sprinkler system, steel sash, steel rolling doors, live steam main to each floor, 4 in. plank floors, concrete foundations (some to a depth of 20 ft. 0 in. below the cellar bottom), cast stone trim. A good substantial building, with a very low fire rate, practically no upkeep expense, and good to look at.



This is a typical manufacturing plant, 40 ft. 0 in. x 300 ft. 0 in., four stories and a basement. The construction is the same as the preceding buildings. This is an addition to an existing plant, and cost 69c. per sq. foot of floor area. This price includes the connecting of heat and wires to old system, a separate sprinkler system, large freight elevator, dirt chute from each floor to boiler room, toilets and wash rooms on each floor for men and women, outside tank, and fire escapes. The building being only 40 ft. 0 in. wide, has more light in center, and also needs only one row of supports down the center of each floor.

The factory shown on the next page was erected at a cost of 59c. per sq. ft. of floor area. This building has no basement. The above price includes, besides the building, all wiring for electric lights, elevator, and office partitions on 1st floor. Plumbing, heating and power systems, not included in above cost.



Combination of stable and garage for a large public service corporation.  
Cost, \$7,000, or \$2.50 per sq. ft. of ground area.



Factory Building. See description on preceding page.









